

Comparison of Commercial Zoning Districts

	CBD-1	CBD-2	NC	CC	RS
purpose	To address development in the original town and central area of the City, allowing a mix of uses including office, restricted commercial, residential uses (excluding multi-family).	This district is less restrictive than CBD-1 and principally addresses development in the original town and central area of the City, allowing a mix of uses including office, restricted commercial, restricted multi-family and residential uses.	To provide for various types of small scale commercial, retail, personal services and office uses located in close proximity to their customers.	To provide slightly more intense commercial uses than allowed in the neighborhood commercial district. Development should provide areas for retail, service facilities, restaurants, and office. This district should generally consist of retail nodes located along or at the intersection of higher traffic thoroughfares.	This district allows general retail sales of goods and products that are generally not hazardous and that are commonly purchased and used by consumers (this includes most retail sales of goods and products that do not pose fire or health hazard to neighboring uses). * This is the most intense of the commercial districts.
max height	35'	45'	2 stories	2 stories (if more than 150' away from residential 3 stories allowed)	45'
hours of operation	if w/ in 300' of residential hours of operation are 6:30 am to 10 pm	n/a	if w/ in 300' of residential hours of operation are 6:30 am to 10 pm * longer hours permitted on weekend	if w/ in 300' of residential hours of operation are 6:30 am to 10 pm * longer hours permitted on weekend	if w/ in 300' of residential hours of operation are 6:30 am to 10 pm
setbacks					
front	25'	0'	20'	25'	25'
rear	25'	0'	20'	25'	15'
min lot size	n/a	2,500 sf	n/a	8,000 sf	6,000 sf

CBD-1		CBD-2		NC	CC	RS
masonry	no min. requirement for masonry	no min. requirement for masonry	100% masonry	100% masonry	100% masonry	100% masonry on front and sides of building
building design req.	building is required to be consistent with surrounding development	building is required to be consistent with surrounding development	4 sided design is required	4 sided design is required	4 sided design is required	n/a
parking location	must be in the rear or side of building if on a corner	specific location not indicated but it is likely in the rear or utilizing on street parking if a zero lot line development is constructed	parking must be located 10' behind the front building line	70% of parking must be located behind the front of the building	70% of parking must be located behind the front of the building	n/a
screening between residential uses	6'-8' tall fence	screening of trash is required but not between uses	8' to 10' privacy fence is required along with planting area which includes trees and shrubs between commercial and residential uses	8' to 10' privacy fence is required along with planting area which includes trees and shrubs between commercial and residential uses	8' to 10' privacy fence is required along with planting area which includes trees and shrubs between commercial and residential uses	6'-8' tall fence

CORE AREA TRANSITION DISTRICT

CHARACTER

The Core Area Transition District currently consists primarily of commercial and light industrial uses, with some residential uses. Key defining features include Old Highway 81, North Burleson Street, I-35 and frontage roads, and the railroad. This District is important as a transitional zone between largely residential areas and the commercial uses along I-35 and as a portion of Kyle that is visually significant to travelers along I-35. The character of the District should reflect its urban and transitional intentions. The land area of this District is relatively small, and there are many physical barriers, so land uses should be compact and aggregated, especially residential uses. Vertically mixed-use development models are well suited to this District, and development should be located close to roadways, with minimal front yards, to maximize available land and visibility from main roads. Adequate land use transitions should be provided to avoid conflict between different land uses (i.e. residential adjacent to industrial).

INTENT

With its highly visible position in the middle of the City, the Core Area Transition District should be an urban environment that serves an identifying function for the

City of Kyle. By acting as an area of functional linkage for the City, the District can connect vehicular and pedestrian movement, economic centers, and visually defining elements. The built fabric should display a transition from the small-scale grid pattern of Downtown to the large plate design of the Super Regional Node. As this District develops, it should serve to create a consistent fabric that links Downtown and the Super Regional Node, encouraging the expansion and strengthening of Kyle's core. Additionally, Plum Creek passes west to east through the middle of the Core Area Transition District, and this significant natural feature should be apparent and accessible via trails and open spaces.

JURISDICTION

The Core Area Transition District includes the land between Downtown Kyle and the Super Regional Node around the new hospital on either side of I-35. Figure 9 indicates the location of the Core Area Transition District.

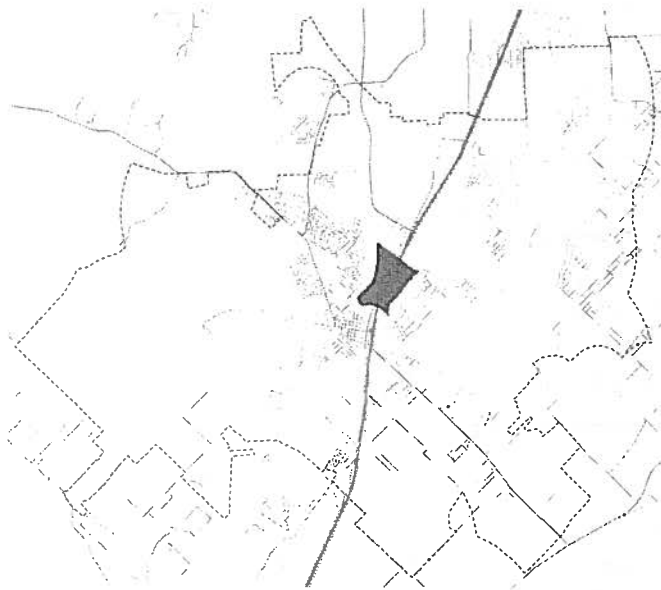


Figure 9: Core Area Transition District Key Map.



Illustrative Photograph



Illustrative Photograph

AUTHORITY

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the Core Area Transition District.
- Not Recommended: Development plan is not appropriate for the Core Area Transition District.

	Residential (dwelling units/acre)	Non-Residential (Floor to Area Ratio)
Preferred	15 - 25	1.2 - 3.2
Conditional	4 - 14.9; > 25	< 1.2
Not Recommended	< 4	> 3.2

Proposed Amendments

- Neighborhood Commercial (NC)- Recommended
- Community Commercial (CC)- Recommended
- Retail Services (RS)- Conditional
- Single Family Residential 1 (R-1-1)- Conditional
- Single Family Residential 2 (R-1-2)- Conditional

APPLICATION

The following chart displays existing zoning categories and their applicability to the Core Area Transition District.

Zoning Category	Abbreviation	Use Qualification	
Agricultural District	A	Not Recommended	
Central Business District 1	CBD-1	Recommended	
Central Business District 2	CBD-2	Recommended	
Construction/Manufacturing	C/M	Not Recommended	
Entertainment	E	Conditional	
Hospital Services	HS	Conditional	
Manufactured Home	M-1	Not Recommended	
Manufactured Home Subdivision	M-2	Not Recommended	
Manufactured Home Park	M-3	Not Recommended	
Single-family Residential 1	R-1-1	Not Recommended	Conditional
Single-family Residential 2	R-1-2	Not Recommended	Conditional
Single-family Attached	R-1-A	Conditional	
Residential Condominium	R-1-C	Recommended	
Residential Townhouse	R-1-T	Recommended	
Residential Two-family	R-2	Not Recommended	
Multi-family Residential 1	R-3-1	Not Recommended	
Multi-family Residential 2	R-3-2	Recommended	
Apartments Residential	R-3-3	Recommended	
Retail/Service	R/S	Not Recommended	Conditional
Recreational Vehicle Park	RV	Not Recommended	
Transportation/Utilities	T/U	Not Recommended	
Urban Estate District	UE	Not Recommended	
Warehouse	W	Not Recommended	

land use plan

When development falls within the Corridor Condition, those uses approved for this District are conditional upon satisfactory implementation of design standards as conveyed in the Urban Design Plan.

EMPLOYMENT DISTRICT

CHARACTER

The Employment District should integrate a mixture of employment-oriented uses and housing through public spaces to preserve its rural agricultural landscape heritage. In this way, the District will attain the character of a “Garden City,” in which a robust public domain knits together open spaces and employment zones in a live-work environment. This area of Kyle has received relative little development pressure to date, but this is likely to change due to the District’s proximity to SH 45 and southern Austin expansion. Kyle must be prepared to guide and direct development to create the live-work character designed for the Employment District.

INTENT

Close to I-35 and generally well-served by east-west roads (Windy Hill Road/County Road 131) and north-south roads (FM 2001), the Employment District is well suited to accommodate commercial and industrial uses that will yield both employment and tax revenue for the City of Kyle. The intention of this District is to create an economically stable location for employment opportunities that are sufficient to serve the population of Kyle in 2040. Opportunities should be provided for a range of housing options in close

proximity to employment centers, thereby reducing peak travel demand and creating affordable housing solutions. The District should be designed to capture regional employment-oriented development opportunities associated with growth toward Hwy 21, SH 45, and SH 130. These employment opportunities must transition to the surrounding residential land uses, both within and without the District, in order to prevent conflict with the surrounding community fabric. Agricultural heritage should be preserved where appropriate in public spaces and referenced in site design and landscape forms.

JURISDICTION

The Employment District is located in the northeastern corner of Kyle, where it will be easily accessible to growth pressures and development from Buda and Austin to the north. Figure 14 indicates the location of the Employment District.

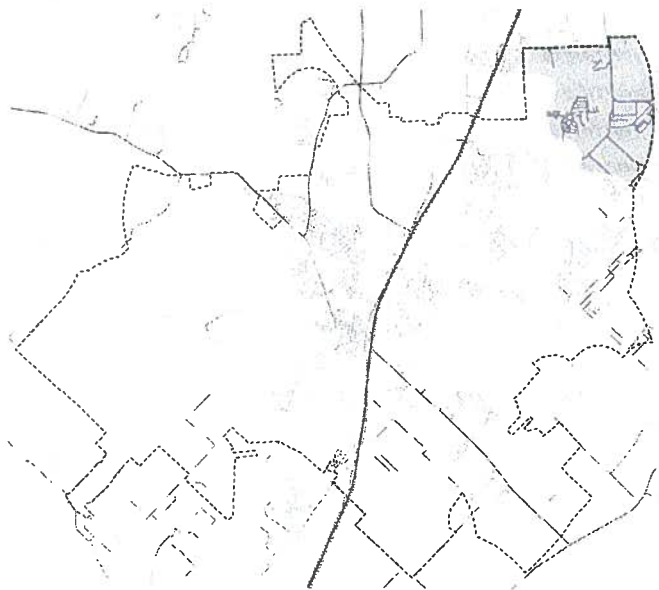


Figure 14: Employment District Key Map.



Illustrative Photograph



Illustrative Photograph

AUTHORITY

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the Employment District.
- Not Recommended: Development plan is not appropriate for the Employment District.

	Residential (dwelling units/acre)	Non-Residential (Floor to Area Ratio)
Preferred	6 - 12	0.2 - 0.35
Conditional	< 6	0.35 - 3.2
Not Recommended	> 12	< 0.2; > 3.2

Proposed Amendments
-Neighborhood Commercial (NC)- Recommended
-Community Commercial (CC)- Recommended
-Hospital Services (HS)- Conditional
-Entertainment (E)- Conditional

APPLICATION

The following chart displays existing zoning categories and their applicability to the Employment District.

Zoning Category	Abbreviation	Use Qualification
Agricultural District	A	Recommended
Central Business District 1	CBD-1	Not Recommended
Central Business District 2	CBD-2	Not Recommended
Construction/Manufacturing	C/M	Recommended
Entertainment	E	Not Recommended
Hospital Services	HS	Not Recommended
Manufactured Home	M-1	Not Recommended
Manufactured Home Subdivision	M-2	Conditional
Manufactured Home Park	M-3	Conditional
Single-family Residential 1	R-1-1	Conditional
Single-family Residential 2	R-1-2	Recommended
Single-family Attached	R-1-A	Recommended
Residential Condominium	R-1-C	Recommended
Residential Townhouse	R-1-T	Recommended
Residential Two-family	R-2	Recommended
Multi-family Residential 1	R-3-1	Conditional
Multi-family Residential 2	R-3-2	Recommended
Apartments Residential	R-3-3	Recommended
Retail/Service	R/S	Conditional
Recreational Vehicle Park	RV	Conditional
Transportation/Utilities	T/U	Conditional
Urban Estate District	UE	Conditional
Warehouse	W	Recommended

Conditional
Conditional

land use plan

When development falls within the Corridor Condition, those uses approved for this District are conditional upon satisfactory implementation of design standards as conveyed in the Urban Design Plan.

FARM DISTRICT

CHARACTER

The Farm Districts are currently characterized by crop production and rural roadways that generally run from northwest to southeast. As farming activities are a significant part of Kyle's history and the economic base of the region, it is important to preserve the Farm Districts as a reminder of that agricultural heritage. Additionally, preservation of these lands is necessary for stormwater management, erosion control, and maintaining water and air quality. Open agricultural lands and an uninterrupted ground plane characterize the Farm Districts. Property lines should not be clearly marked by fences or other vertical, opaque expressions, such as tree lines. Vertical and opaque expressions should be avoided on property lines to blur these lines and preserve open views. Development forms should respond to agricultural patterns, with significant building setbacks, native landscaping, and, where possible, non-structured surface water management.

INTENT

Due to the historic and environmental significance of the Farm Districts, the intent of this District is to preserve existing agricultural land uses and the context within which they reside. The spacious views and active farmland should be protected and preserved for Kyle residents to enjoy. The

City should implement preservation policies that foster the goals of farmland preservation. New development should be directed toward uses that can appropriately co-exist with farming.

JURISDICTION

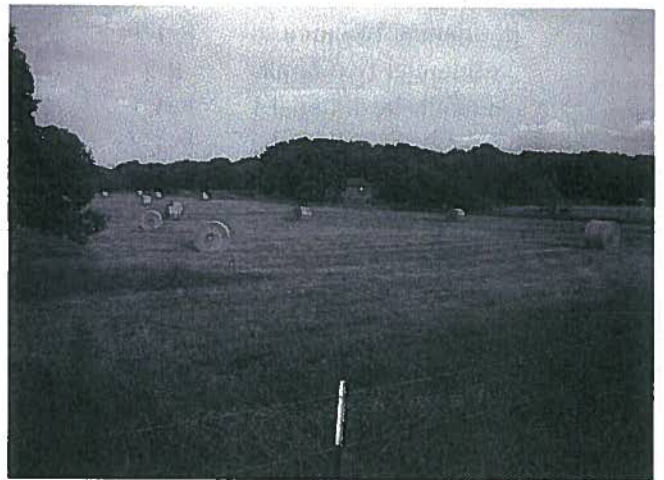
Farm Districts are found in the southeastern portions of Kyle and its ETJ, where the historic Blackland Prairie with its rich soils and flat land was well suited for conversion to farming activities. The District is bordered by the New Settlement and Riparian Districts. Figure 4 indicates the location of the Farm District.



Figure 4: Farm District Key Map.



Illustrative Photograph



Illustrative Photograph

AUTHORITY

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the Farm District.
- Not Recommended: Development plan is not appropriate for the Farm District.

	Residential (dwelling units/acre)	Non-Residential (Floor to Area Ratio)
Preferred	< 1	< 0.15
Conditional	1 - 2	0.15 - 0.23
Not Recommended	> 2	> 0.23

APPLICATION

The following chart displays existing zoning categories and their applicability to the Farm District.

Zoning Category	Abbreviation	Use Qualification
Agricultural District	A	Recommended
Central Business District 1	CBD-1	Not Recommended
Central Business District 2	CBD-2	Not Recommended
Construction/Manufacturing	C/M	Not Recommended
Entertainment	E	Not Recommended
Hospital Services	HS	Not Recommended
Manufactured Home	M-1	Not Recommended
Manufactured Home Subdivision	M-2	Not Recommended
Manufactured Home Park	M-3	Not Recommended
Single-family Residential 1	R-1-1	Conditional
Single-family Residential 2	R-1-2	Not Recommended
Single-family Attached	R-1-A	Not Recommended
Residential Condominium	R-1-C	Not Recommended
Residential Townhouse	R-1-T	Not Recommended
Residential Two-family	R-2	Not Recommended
Multi-family Residential 1	R-3-1	Not Recommended
Multi-family Residential 2	R-3-2	Not Recommended
Apartments Residential	R-3-3	Not Recommended
Retail/Service	R/S	Conditional Not Recommended
Recreational Vehicle Park	RV	Not Recommended
Transportation/Utilities	T/U	Not Recommended
Urban Estate District	UE	Recommended
Warehouse	W	Not Recommended

Proposed Amendment

- Neighborhood Commercial (NC)- Conditional
- Community Commercial (CC)- Not Recommended
- Retail Services (RS)- Not Recommended

land use plan

When development falls within the Corridor Condition, those uses approved for this District are conditional upon satisfactory implementation of design standards as conveyed in the Urban Design Plan.

HERITAGE DISTRICT

CHARACTER

The Heritage District is characterized by rolling hills with significant surface water features. Key features of the District include a reservoir and Andrews Branch, a tributary of Plum Creek that winds from north to south through the area. Cultural and natural landscapes should be preserved and natural drainage ways are appropriate for public spaces and trails. Current residential patterns encourage community cohesion through narrow lots and an open ground plane, and also reflect complex ownership history. This unique characteristic of cultural norms should be preserved within the Heritage District. Connections should be made through roads, trails, and service provision so that this District is included more fully within the City of Kyle.

INTENT

The purpose of the Heritage District is to encourage future growth and development while preserving the cultural history of this District. To this end, contextually sensitive growth management should be implemented, so as to not displace existing built fabric and cultural patterns, while still managing growth precipitated by proximity to main roadway corridors. Policies should be created to address the inevitable issue of non-conformance that existing patterns of development will

face with regard to City codes. Additionally, land use issues related to unique systems of property ownership should be resolved to allow new development to comfortably co-exist with existing development. Although a broad range of uses could be manifested in this District, most of these uses are conditional, affording opportunity to the City for enforcement of sustainable development practices. As the Heritage District does not currently benefit from many City services, a strategy should be established for the provision of services in this area.

JURISDICTION

The Heritage District is located in the northeastern area of Kyle, south of the Employment District, east of the New Town District, and north of the New Settlement District. This District is served primarily by Bebee Road and Goforth Road. Figure 16 indicates the location of the Heritage District.



Figure 16: Heritage District Key Map.



Illustrative Photograph



Illustrative Photograph

AUTHORITY

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the Heritage District.
- Not Recommended: Development plan is not appropriate for the Heritage District.

	Residential (dwelling units/acre)	Non-Residential (Floor to Area Ratio)
Preferred	< 1	< 0.2
Conditional	1 - 6	0.2 - 0.3
Not Recommended	> 6	> 0.3

APPLICATION

The following chart displays existing zoning categories and their applicability to the Heritage District.

Zoning Category	Abbreviation	Use Qualification
Agricultural District	A	Recommended
Central Business District 1	CBD-1	Not Recommended
Central Business District 2	CBD-2	Not Recommended
Construction/Manufacturing	C/M	Conditional
Entertainment	E	Conditional
Hospital Services	HS	Not Recommended
Manufactured Home	M-1	Not Recommended
Manufactured Home Subdivision	M-2	Conditional
Manufactured Home Park	M-3	Conditional
Single-family Residential 1	R-1-1	Recommended
Single-family Residential 2	R-1-2	Recommended
Single-family Attached	R-1-A	Conditional
Residential Condominium	R-1-C	Not Recommended
Residential Townhouse	R-1-T	Conditional
Residential Two-family	R-2	Conditional
Multi-family Residential 1	R-3-1	Conditional
Multi-family Residential 2	R-3-2	Not Recommended
Apartments Residential	R-3-3	Not Recommended
Retail/Service	R/S	Conditional
Recreational Vehicle Park	RV	Conditional
Transportation/Utilities	T/U	Conditional
Urban Estate District	UE	Recommended
Warehouse	W	Conditional

Proposed Amendments

- Neighborhood Commercial (NC)-
Recommended
- Community Commercial (CC)-
Conditional

land use plan

When development falls within the Corridor Condition, those uses approved for this District are conditional upon satisfactory implementation of design standards as conveyed in the Urban Design Plan.

HISTORIC CORE AREA TRANSITION DISTRICT

CHARACTER

The Historic Core Area Transition serves as a transition between the regular gridded development pattern that characterizes Downtown and the more rural patterns to the south and west, as well as newer development to the north. Significant features of this District include the intersection of Old Stagecoach Road and Center Street and the Gregg-Clarke Park. This District is a “middle landscape” of historic residential forms that transition to more rural residential forms. The District should embody the historic character of existing uses while anticipating appropriate expansion of Old Town. Development in the Historic Core Area Transition District has historically been on a small, lot-by-lot basis, rather than on a larger, project-by-project basis. Because of this, the street serves as the organizing feature of the District. Therefore, as new development extends into the District from the Old Town District, care should be taken to ensure that the historic street pattern is preserved.

INTENT

The purpose of the Historic Core Area Transition District is to accommodate the growth of residential and neighborhood commercial uses around the Old Town District, while preserving the historic rural fabric. The core of Kyle should

be allowed to expand into this area as population growth increases in order to strengthen the core of the City. Land use transitions are critical in this District, and the shift from township to rural landscape should be maintained. This can be accomplished by transition in the built form and function from commercial uses to residential uses and finally to rural agricultural residential uses and by establishing transitions in density, decreasing outwardly from the Old Town District. Public spaces in this District should be used to preserve the character of ranch heritage, where appropriate.

JURISDICTION

The Historic Core Area Transition District wraps around the Old Town District to the north, west, and south, and includes mostly residential uses. Figure 10 indicates the location of the Historic Core Area Transition District.



Figure 10: Historic Core Area Transition District Key Map.



Illustrative Photograph



Illustrative Photograph

AUTHORITY

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the Historic Core Area Transition District.
- Not Recommended: Development plan is not appropriate for the Historic Core Area Transition District.

	Residential (dwelling units/acre)	Non-Residential (Floor to Area Ratio)
Preferred	4 - 6	0.15 - 0.2
Conditional	< 4; 6.1 - 18	0.2 - 0.3
Not Recommended	> 18	> 0.3

APPLICATION

The following chart displays existing zoning categories and their applicability to the Historic Core Area Transition District.

Zoning Category	Abbreviation	Use Qualification
Agricultural District	A	Conditional
Central Business District 1	CBD-1	Not Recommended
Central Business District 2	CBD-2	Not Recommended
Construction/Manufacturing	C/M	Not Recommended
Entertainment	E	Not Recommended
Hospital Services	HS	Not Recommended
Manufactured Home	M-1	Not Recommended
Manufactured Home Subdivision	M-2	Not Recommended
Manufactured Home Park	M-3	Not Recommended
Single-family Residential 1	R-1-1	Recommended
Single-family Residential 2	R-1-2	Recommended
Single-family Attached	R-1-A	Conditional
Residential Condominium	R-1-C	Not Recommended
Residential Townhouse	R-1-T	Recommended
Residential Two-family	R-2	Conditional
Multi-family Residential 1	R-3-1	Conditional
Multi-family Residential 2	R-3-2	Not Recommended
Apartments Residential	R-3-3	Not Recommended
Retail/Service	R/S	Conditional
Recreational Vehicle Park	RV	Not Recommended
Transportation/Utilities	T/U	Not Recommended
Urban Estate District	UE	Conditional
Warehouse	W	Not Recommended

Proposed Amendments

- Neighborhood Commercial (NC)- Conditional
- Community Commercial (CC)- Not Recommended
- Retail Services (RS)- Not Recommended

Not Recommended

land use plan

When development falls within the Corridor Condition, those uses approved for this District are conditional upon satisfactory implementation of design standards as conveyed in the Urban Design Plan.

MID-TOWN DISTRICT

CHARACTER

The Mid-Town District contains sites of recent residential development in Kyle. The residential uses in this District are organized around curvilinear streets, rather than the regular, rectilinear grid that characterizes the Old Town District. The Plum Creek waterway flows through and adjacent to the Mid-Town District, offering opportunities for recreation and environmental conservation. This District has a neighborhood-oriented form built around shared spaces such as streets, yards, porches and common areas. Neighborhood legibility and continuity is enhanced through these shared spaces. Distinctive landscape forms, including creekways, vistas, and rolling hills, give identity to this District and should be preserved, protected, and incorporated into development plans.

INTENT

The purpose of the Mid-Town District is to maximize the value capture of new residential development in Kyle. This District enjoys unusual proximity to amenities, such as open space, Downtown, commercial nodes, and transit options. The area is therefore well-positioned to define an economic and lifestyle pattern that is unique to Kyle. New development should accommodate mid- to high-density residential uses

within the unique landscape forms that are present in the District. Legibility of neighborhood identity, definition, and transportation should be improved within the Mid-Town District through such elements as trails, sidewalks, signage, and interconnected shared spaces.

JURISDICTION

The Mid-Town District in Kyle is located to the east and west of the Core Area Transition District. Figure 11 indicates the location of the Mid-Town District.

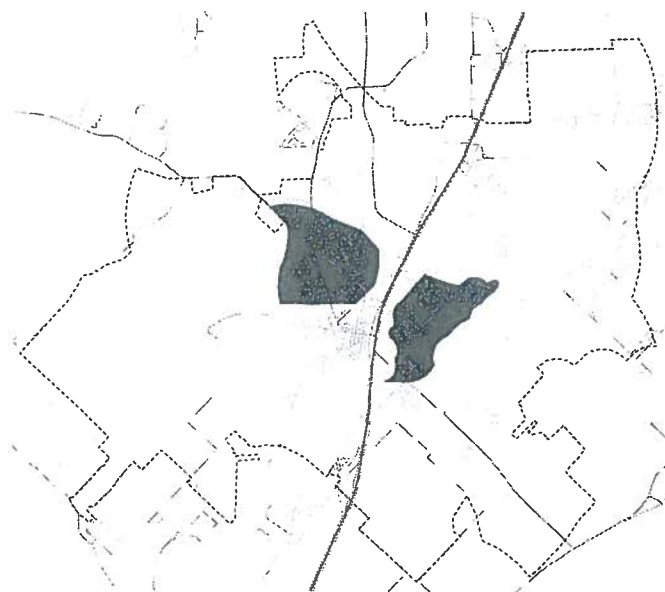


Figure 11: Mid-Town District Key Map.



Illustrative Photograph



Illustrative Photograph

AUTHORITY

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the Mid-Town District.
- Not Recommended: Development plan is not appropriate for the Mid-Town District.

	Residential (dwelling units/acre)	Non-Residential (Floor to Area Ratio)
Preferred	4 - 6	0.15 - 0.2
Conditional	6.1 - 15	0.2 - 0.3
Not Recommended	< 4; > 15	> 0.3

Proposed Amendments

- Neighborhood Commercial (NC)- Conditional
- Community Commercial (CC)- Conditional
- Retail Services (RS)- Not Recommended
- Single-family Residential (R-1-1)- Recommended

APPLICATION

The following chart displays existing zoning categories and their applicability to the Mid-Town District.

Zoning Category	Abbreviation	Use Qualification
Agricultural District	A	Not Recommended
Central Business District 1	CBD-1	Not Recommended
Central Business District 2	CBD-2	Not Recommended
Construction/Manufacturing	C/M	Not Recommended
Entertainment	E	Conditional
Hospital Services	HS	Not Recommended
Manufactured Home	M-1	Not Recommended
Manufactured Home Subdivision	M-2	Not Recommended
Manufactured Home Park	M-3	Not Recommended
Single-family Residential 1	R-1-1	Conditional Recommended
Single-family Residential 2	R-1-2	Recommended
Single-family Attached	R-1-A	Conditional
Residential Condominium	R-1-C	Not Recommended
Residential Townhouse	R-1-T	Conditional
Residential Two-family	R-2	Recommended
Multi-family Residential 1	R-3-1	Conditional
Multi-family Residential 2	R-3-2	Conditional
Apartments Residential	R-3-3	Not Recommended
Retail/Service	R/S	Conditional Not Recommended
Recreational Vehicle Park	RV	Not Recommended
Transportation/Utilities	T/U	Not Recommended
Urban Estate District	UE	Not Recommended
Warehouse	W	Not Recommended

land use plan

When development falls within the Corridor Condition, those uses approved for this District are conditional upon satisfactory implementation of design standards as conveyed in the Urban Design Plan.

NEW SETTLEMENT DISTRICT

CHARACTER

Stretching over both Plum Creek and I-35, the New Settlement District is comprised primarily of farm fields and new residential developments that are being carved out of former farm fields. Northwest to southeast roadway patterns are strong, while northeast to southwest connections are lacking. Traditional residential enclaves predominate in the New Settlement District, aggregated in neighborhoods of unique housing forms. Private and public spaces are clearly separate, with the public domain defined by shared neighborhood amenities and the private domain defined by privatized landscapes. Public space is not encroached on by private functions. The New Settlement District has a lower density and intensity of development than the adjacent Mid-Town District, and the open character of the landscape should evoke the agricultural heritage of the District. Physical and visual portioning and division of land should be avoided where possible in this District.

INTENT

The flat land and large parcel size in the New Settlement District result in a high level of development potential, which is beginning to be realized through market-driven demand for new housing stock. The City of Kyle should

seek to capitalize on this “developability,” while emphasizing community amenities, enhancing the neighborhood lifestyle through shared spaces, and improving connectivity within and without the District. The unique water features, such as creekways and detention/retention facilities, in the New Settlement District should be utilized as form-giving elements and corridors for connections. Use patterns should be established that complement residential development and facilitate beneficial land use transitions. In this way, the New Settlement District should serve as a transition between the higher intensity of use within the core Districts and the low intensity of use of the Farm District.

JURISDICTION

The New Settlement District is located in the eastern and southern portions of Kyle. Figure 12 indicates the location of the New Settlement District.

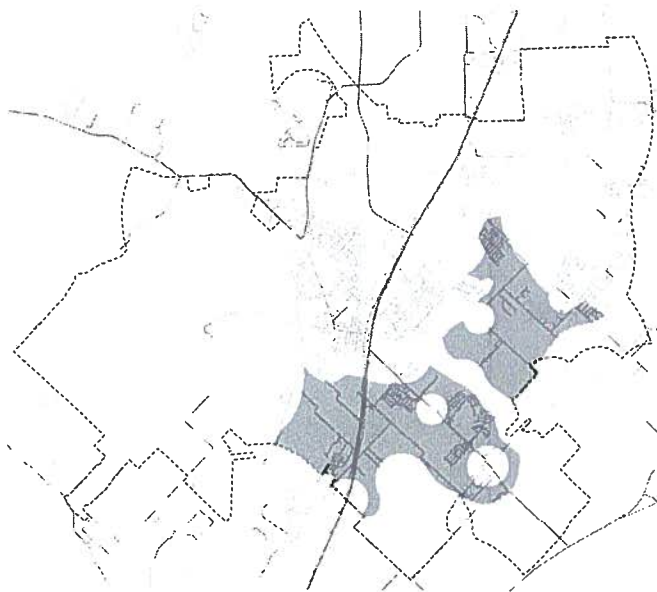
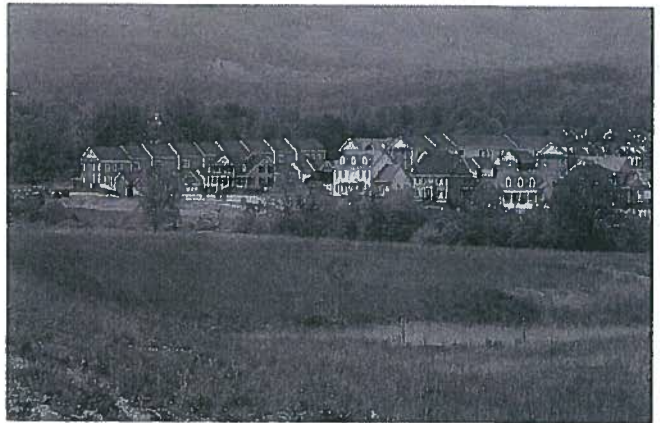


Figure 12: New Settlement District Key Map.



Illustrative Photograph



Illustrative Photograph

AUTHORITY

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the New Settlement District.
- Not Recommended: Development plan is not appropriate for the New Settlement District.

	Residential (dwelling units/acre)	Non-Residential (Floor to Area Ratio)
Preferred	4 - 6	0.15 - 0.2
Conditional	< 4; 6.1 - 15	0.2 - 0.3
Not Recommended	> 15	> 0.3

Proposed Amendments

- Neighborhood Commercial (NC)- Recommended
- Community Commercial (CC)- Conditional
- Apartments Residential (R-3-3)-Conditional
- Manufactured Home Subdivision (M-2)- Conditional

APPLICATION

The following chart displays existing zoning categories and their applicability to the New Settlement District.

Zoning Category	Abbreviation	Use Qualification	
Agricultural District	A	Conditional	
Central Business District 1	CBD-1	Not Recommended	
Central Business District 2	CBD-2	Not Recommended	
Construction/Manufacturing	C/M	Not Recommended	
Entertainment	E	Conditional	
Hospital Services	HS	Conditional	
Manufactured Home	M-1	Not Recommended	
Manufactured Home Subdivision	M-2	Not Recommended	Conditional
Manufactured Home Park	M-3	Not Recommended	
Single-family Residential 1	R-1-1	Recommended	
Single-family Residential 2	R-1-2	Recommended	
Single-family Attached	R-1-A	Conditional	
Residential Condominium	R-1-C	Not Recommended	
Residential Townhouse	R-1-T	Conditional	
Residential Two-family	R-2	Conditional	
Multi-family Residential 1	R-3-1	Conditional	
Multi-family Residential 2	R-3-2	Conditional	
Apartments Residential	R-3-3	Not Recommended	Conditional
Retail/Service	R/S	Conditional	
Recreational Vehicle Park	RV	Not Recommended	
Transportation/Utilities	T/U	Conditional	
Urban Estate District	UE	Conditional	
Warehouse	W	Not Recommended	

land use plan

When development falls within the Corridor Condition, those uses approved for this District are conditional upon satisfactory implementation of design standards as conveyed in the Urban Design Plan.

NEW TOWN DISTRICT

CHARACTER

Currently consisting primarily of residential uses, open fields, some commercial uses along I-35, and the City's new Performing Arts Center, the New Town District will likely experience significant development pressures in the near future. This District straddles both I-35 and FM 1626, and growth from Austin and Buda is spreading south along these roadways. This District should be livable, comfortable, and convenient for all residents of Kyle and the surrounding region. Elements of form and design are critical to ensuring transitions between neighboring uses.

INTENT

The New Town District is designed to contain a horizontal mix of land uses that should be integrated across the area to express a cohesive community form. Many differing uses are encouraged throughout the District, but are distributed in autonomous land parcels instead of vertically aggregated in fewer land parcels. Horizontal mixed uses provide a transition to integrate the community form of New Town with surrounding communities, landscapes, and nodes. The purpose of the New Town District is to harness economic development potential and establish its position as the sustainable center of surrounding growth. This District

should provide economic support to Kyle based on locational advantages gained by access to growth advancing from south Austin and nodal developments on the northern side of Kyle. Mixed-use development should be encouraged, not only permitted, to maximize economic development. This can be achieved by aggregating appropriate densities in order to support a mixture of uses. Development patterns and employment opportunities should be created in the New Town District that do not conflict with the surrounding community fabric. Public spaces in this District should be used to preserve the character of ranch heritage, where appropriate.

JURISDICTION

The New Town District is in the northern portion of Kyle, on both the east and west sides of I-35. The most prominent features of this District are I-35, FM 1626, and Kohler's Crossing. Figure 13 indicates the location of the New Town District.

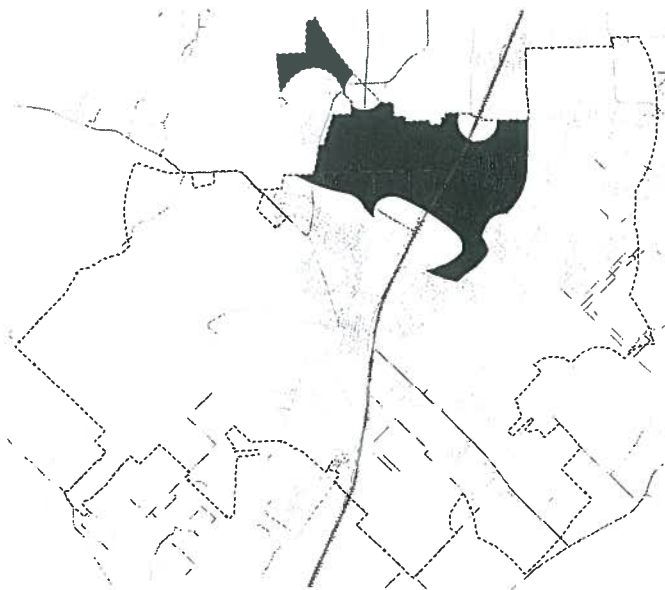


Figure 13: New Town District Key Map.



Illustrative Photograph



Illustrative Photograph

AUTHORITY

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the New Town District.
- Not Recommended: Development plan is not appropriate for the New Town District.

	Residential (dwelling units/acre)	Non-Residential Single Use (Floor to Area Ratio)	Non-Residential Mixed Use (Floor to Area Ratio)
Preferred	4 - 6	0.2 - 0.4	0.3 - 1.0
Conditional	2 - 4; > 6	0.4 - 0.6	1.0 - 3.0
Not Recommended	< 2	< 0.2; > 0.6	< 0.3; > 3.0

Proposed Amendment
 -Neighborhood Commercial (NC)- Recommended
 - Community Commercial (CC)-Recommended
 - Recreational Vehicle (RV)- Conditional

APPLICATION

The following chart displays existing zoning categories and their applicability to the New Town District.

Zoning Category	Abbreviation	Use Qualification
Agricultural District	A	Conditional
Central Business District 1	CBD-1	Not Recommended
Central Business District 2	CBD-2	Not Recommended
Construction/Manufacturing	C/M	Conditional
Entertainment	E	Conditional
Hospital Services	HS	Conditional
Manufactured Home	M-1	Not Recommended
Manufactured Home Subdivision	M-2	Not Recommended
Manufactured Home Park	M-3	Not Recommended
Single-family Residential 1	R-1-1	Recommended
Single-family Residential 2	R-1-2	Recommended
Single-family Attached	R-1-A	Conditional
Residential Condominium	R-1-C	Recommended
Residential Townhouse	R-1-T	Recommended
Residential Two-family	R-2	Recommended
Multi-family Residential 1	R-3-1	Conditional
Multi-family Residential 2	R-3-2	Recommended
Apartments Residential	R-3-3	Recommended
Retail/Service	R/S	Conditional
Recreational Vehicle Park	RV	Not Recommended
Transportation/Utilities	T/U	Conditional
Urban Estate District	UE	Conditional
Warehouse	W	Conditional

Conditional

When development falls within the Corridor Condition, those uses approved for this District are conditional upon satisfactory implementation of design standards as conveyed in the Urban Design Plan.

land use plan

OLD TOWN DISTRICT

CHARACTER

Development within the Old Town District follows the historic and regular street grid, which should be preserved while also encouraging appropriate infill development and redevelopment. Primary uses within this District are civic, specialty commercial, and residential. Significant features include I-35, the railroad, and the City Square. The Old Town District embodies the characteristics of a Rural Town Center through consistent community form, continuity, and scale. The scale of reference is a uniform Old Town block, reinforced by the regular street grid. In order to ensure smooth transitions and maintain this fabric, building height should not vary by more than two stories from the average height within any one block.

INTENT

As the historic core of Kyle, the Old Town District must be re-established as the central community of the City. Specialized commercial activity, appropriate to the function of this historic area, should be encouraged. The form of the District should also be preserved and promoted, especially the street grid and historic building stock. Overall, this District should offer both local service commercial activities and residential uses in order to create a lively and livable

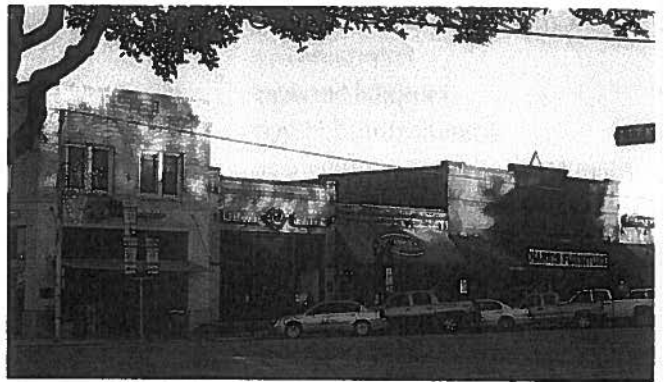
area. In order for the Old Town District to truly function as the center of Kyle, clear access must also be provided to communities, landscapes, and nodes in order to knit the City together in a legible system. Additionally, new development in the Old Town District should span I-35, creating greater east-west connections. Uses in the Old Town District are addressed in greater detail in the Downtown Revitalization Plan element of this Comprehensive Plan document.

JURISDICTION

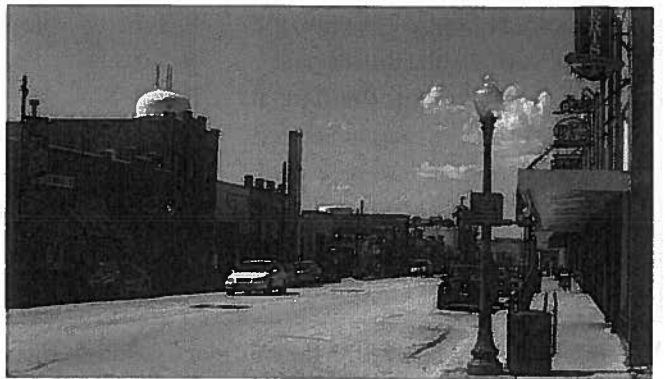
Kyle's Old Town District contains the historic commercial and residential core of Kyle, which grew up around the railroad station stop. This District is generally bounded by Live Oak Street to the north and Allen Street to the south, and runs along Center Street to the west and crosses I-35 to the east. Figure 8 indicates the location of the Old Town District.



Figure 8: Old Town District Key Map.



Illustrative Photograph



Illustrative Photograph

AUTHORITY

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the Old Town District.
- Not Recommended: Development plan is not appropriate for the Old Town District.

	Residential (dwelling units/acre)	Non-Residential (Floor to Area Ratio)
Preferred	4 - 12	1.0 - 1.6
Conditional	12.1 - 25	< 1.0
Not Recommended	< 4; > 25	> 1.6

Proposed Amendment

- Neighborhood Commercial (NC)- Conditional
- Community Commercial (CC)- Not Recommended
- Central Business District (CBD-1)- Conditional
- Central Business District (CBD-2)- Conditional
- Residential 1 (R-1-1)- Recommended
- Residential 2 (R-1-2)- Recommended
- Apartment Residential (R-3-3)- Not Recommended

APPLICATION

The following chart displays existing zoning categories and their applicability to the Old Town District.

Zoning Category	Abbreviation	Use Qualification
Agricultural District	A	Not Recommended
Central Business District 1	CBD-1	Recommended
Central Business District 2	CBD-2	Recommended
Construction/Manufacturing	C/M	Not Recommended
Entertainment	E	Conditional
Hospital Services	HS	Not Recommended
Manufactured Home	M-1	Not Recommended
Manufactured Home Subdivision	M-2	Not Recommended
Manufactured Home Park	M-3	Not Recommended
Single-family Residential 1	R-1-1	Not Recommended
Single-family Residential 2	R-1-2	Not Recommended
Single-family Attached	R-1-A	Conditional
Residential Condominium	R-1-C	Conditional
Residential Townhouse	R-1-T	Recommended
Residential Two-family	R-2	Conditional
Multi-family Residential 1	R-3-1	Not Recommended
Multi-family Residential 2	R-3-2	Conditional
Apartments Residential	R-3-3	Conditional Not Recommended
Retail/Service	R/S	Not Recommended
Recreational Vehicle Park	RV	Not Recommended
Transportation/Utilities	T/U	Not Recommended
Urban Estate District	UE	Not Recommended
Warehouse	W	Not Recommended

Conditional
Conditional



Illustrative Photograph

land use plan

When development falls within the Corridor Condition, those uses approved for this District are conditional upon satisfactory implementation of design standards as conveyed in the Urban Design Plan.

RANCH DISTRICT

CHARACTER

The Ranch Districts are found where the land forms begin to resemble the rolling hills and rocky terrain indicative of the Hill Country of Central Texas. These areas are not ideal for crop farming activities, but are well-suited for ranching and grazing and have been used for these activities throughout Kyle's history. Acknowledgement and protection of the Ranch District will preserve this element of Kyle's heritage and also preserve the environmental integrity of these sensitive areas. The Ranch District is an important recharge zone for underground aquifers that provide clean water to the region. A mix of open spaces and historic oak trees are typical of the Ranch District, and rolling topography in this landscape results in significant vistas. Agricultural uses consist primarily of grazing activities, with some selectively appropriate fields and crop cultivation. Growth in the Ranch District should be managed to not displace historic ranching land uses or their context. In order to achieve this goal, development must be site-specific and carefully designed to fit within the rangeland context.

INTENT

Development within the Ranch Districts should strive to preserve open rangeland through low impact development



Figure 5: Ranch District Key Map.

practices, such as the clustering of development along the edges of wooded areas. Development that disrupts historic agricultural uses or blocks views of rolling lands is not recommended. Ranchland preservation policies should be implemented in these areas. Growth should be directed toward uses that can co-exist with ranching activities.

JURISDICTION

The Ranch Districts are located in the western portions of Kyle and its ETJ, bordered by the Sensitive/Sustainable Development and Riparian Districts. Figure 5 indicates the location of the Ranch District.



Illustrative Photograph



Illustrative Photograph

AUTHORITY

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the Ranch District.
- Not Recommended: Development plan is not appropriate for the Ranch District.

	Residential (dwelling units/acre)	Non-Residential (Floor to Area Ratio)
Preferred	< 1	< 0.15
Conditional	1 - 2	0.15 - 0.23
Not Recommended	> 2	> 0.23

APPLICATION

The following chart displays existing zoning categories and their applicability to the Ranch District.

Zoning Category	Abbreviation	Use Qualification
Agricultural District	A	Recommended
Central Business District 1	CBD-1	Not Recommended
Central Business District 2	CBD-2	Not Recommended
Construction/Manufacturing	C/M	Not Recommended
Entertainment	E	Not Recommended
Hospital Services	HS	Not Recommended
Manufactured Home	M-1	Not Recommended
Manufactured Home Subdivision	M-2	Not Recommended
Manufactured Home Park	M-3	Not Recommended
Single-family Residential 1	R-1-1	Conditional
Single-family Residential 2	R-1-2	Not Recommended
Single-family Attached	R-1-A	Not Recommended
Residential Condominium	R-1-C	Not Recommended
Residential Townhouse	R-1-T	Not Recommended
Residential Two-family	R-2	Not Recommended
Multi-family Residential 1	R-3-1	Not Recommended
Multi-family Residential 2	R-3-2	Not Recommended
Apartments Residential	R-3-3	Not Recommended
Retail/Service	R/S	Conditional
Recreational Vehicle Park	RV	Not Recommended
Transportation/Utilities	T/U	Not Recommended
Urban Estate District	UE	Recommended
Warehouse	W	Not Recommended

Proposed Amendments

- Neighborhood Commercial (NC)- Conditional
- Community Commercial (CC)- Not Recommended
- Retail Services (RS)- Not Recommended

NOT RECOMMENDED

When development falls within the Corridor Condition, those uses approved for this District are conditional upon satisfactory implementation of design standards as conveyed in the Urban Design Plan.

RIPARIAN DISTRICT

CHARACTER

The Riparian Districts are characterized by the primary waterways of Kyle and surrounding floodplains, seeking to protect them from encroaching development. Additionally, significant vegetative cover can be found within these Districts, which impacts air quality and confers identity on the community. Riparian corridors may be wooded or open areas of land and water, and are of local and regional importance. Water quality and aquifer recharge are critical factors, especially as the areas around Austin develop quickly and demands for water resources increase.

INTENT

The intent of the Riparian District designation is to prevent the loss of sensitive riparian habitat that impacts regional environmental quality. Ecologically appropriate development policies and design standards should be defined in these areas. Design standards and guidelines should be implemented to preserve habitat, stabilize stream banks, improve water quality, and control erosion. Public spaces (such as parks and trails) in the Riparian Districts should be a priority for preservation and should connect the various development forms to promote community cohesion.

JURISDICTION

The Riparian District occurs along the major waterways within Kyle and its ETJ: the Blanco River and Plum Creek. The Riparian Districts are bordered by the Ranch, Sensitive/Sustainable Development, Mid-Town, New Town, New Settlement, Farm, and Super Regional Districts. Figure 6 indicates the location of the Riparian District.



Figure 6: Riparian District Key Map.



Illustrative Photograph



Illustrative Photograph

AUTHORITY

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the Riparian District.
- Not Recommended: Development plan is not appropriate for the Riparian District.

	Residential (dwelling units/acre)	Non-Residential (Floor to Area Ratio)
Preferred	< 1	< 0.15
Conditional	1 - 2	0.15 - 0.23
Not Recommended	> 2	> 0.23

APPLICATION

The following chart displays existing zoning categories and their applicability to the Riparian District.

Zoning Category	Abbreviation	Use Qualification
Agricultural District	A	Recommended
Central Business District 1	CBD-1	Not Recommended
Central Business District 2	CBD-2	Not Recommended
Construction/Manufacturing	C/M	Not Recommended
Entertainment	E	Not Recommended
Hospital Services	HS	Not Recommended
Manufactured Home	M-1	Not Recommended
Manufactured Home Subdivision	M-2	Not Recommended
Manufactured Home Park	M-3	Not Recommended
Single-family Residential 1	R-1-1	Conditional
Single-family Residential 2	R-1-2	Not Recommended
Single-family Attached	R-1-A	Not Recommended
Residential Condominium	R-1-C	Not Recommended
Residential Townhouse	R-1-T	Not Recommended
Residential Two-family	R-2	Not Recommended
Multi-family Residential 1	R-3-1	Not Recommended
Multi-family Residential 2	R-3-2	Not Recommended
Apartments Residential	R-3-3	Not Recommended
Retail/Service	R/S	Conditional Not Recommended
Recreational Vehicle Park	RV	Not Recommended
Transportation/Utilities	T/U	Not Recommended
Urban Estate District	UE	Recommended
Warehouse	W	Not Recommended

Proposed Amendments

- Neighborhood Commercial (NC)- Not Recommended
- Community Commercial (CC)- Not Recommended
- Retail Services (RS)- Not Recommended

When development falls within the Corridor Condition, those uses approved for this District are conditional upon satisfactory implementation of design standards as conveyed in the Urban Design Plan.

SENSITIVE/SUSTAINABLE DEVELOPMENT DISTRICT

CHARACTER

Although the Sensitive/Sustainable Development District is currently lacking in roadway connections and therefore somewhat isolated from the rest of Kyle, the southern-most parcel of this District is likely to experience growth and development pressures from San Marcos to the south, while the other parcel is likely to experience pressures extending from the Old Town, Historic Core Area Transition, and Mid-Town Districts. The Sensitive/Sustainable Development District should be characterized primarily by Low-Impact Development. To this end, development and built forms must minimize visual intrusion into the landscape, as well as environmental impact. Natural landscape elements should be incorporated into site design and shared/common spaces. Cluster development, conservation subdivisions, and LEED-certified building standards are ideal and should be encouraged in this District. These types of development will preserve natural features and amenities while still absorbing an appropriate amount of development pressure.

INTENT

The purpose of the Sensitive/Sustainable Development District is to manage and direct growth toward forms of development that recognize the inherent natural systems and

preserve the existing environmental assets. Suitably scaled retail and commercial opportunities should be encouraged for the provision of goods and services to residents. Development should be directed toward unique, creative, and site-specific forms that will protect the natural landscapes and create a beneficial community for local residents, and low impact development practices should be encouraged. Although a broad range of uses could be manifested in this District, most of the uses are conditional, affording the City opportunity to enforce sustainable development practices.

JURISDICTION

The Sensitive/Sustainable Development District is found in two parcels, both in the western and southwestern areas of Kyle. One parcel is located roughly between Old Stagecoach Road and the Blanco River and contains farm fields, ranch lands, and some single family residential development. The second parcel is located along the southern boundary of Kyle's ETJ, directly adjacent to San Marcos. This parcel currently contains significant tree cover, some agricultural fields, and a very small amount of single family residential uses. Figure 15 indicates the location of the Sensitive/Sustainable Development District.

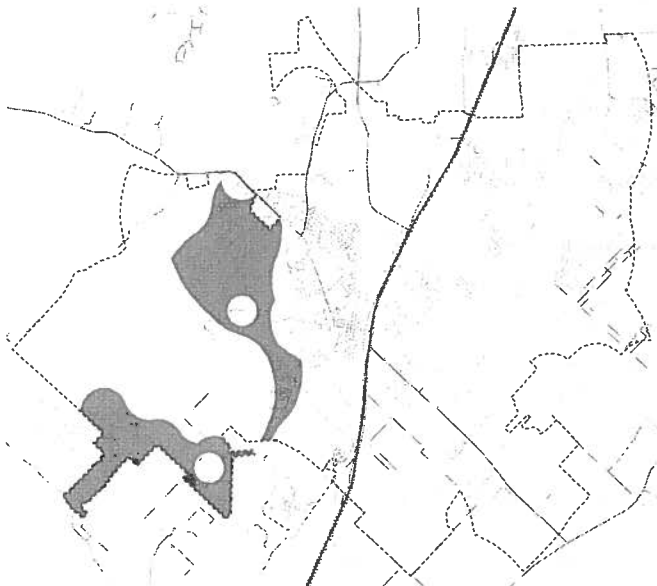


Figure 15: Sensitive/Sustainable Development District Key Map.



Illustrative Photograph

AUTHORITY

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the Sensitive/Sustainable Development District.
- Not Recommended: Development plan is not appropriate for the Sensitive/Sustainable Development District.

	Residential (dwelling units/acre)	Non-Residential (Floor to Area Ratio)
Preferred	< 1	< 0.2
Conditional	1 - 6	0.2 - 0.3
Not Recommended	> 6	> 0.3

Proposed Amendments

- Neighborhood Commercial (NC)- Recommended
- Community Commercial (CC)- Not Recommended
- Construction Manufacturing (CM)- Not Recommended
- Retail Services (RS)- Not Recommended
- Warehouse (W)- Not Recommended
- Entertainment (E)- Not Recommended

APPLICATION

The following chart displays existing zoning categories and their applicability to the Sensitive/Sustainable Development District.

Zoning Category	Abbreviation	Use Qualification
Agricultural District	A	Recommended
Central Business District 1	CBD-1	Not Recommended
Central Business District 2	CBD-2	Not Recommended
Construction/Manufacturing	C/M	Conditional Not Recommended
Entertainment	E	Conditional Not Recommended
Hospital Services	HS	Not Recommended
Manufactured Home	M-1	Not Recommended
Manufactured Home Subdivision	M-2	Not Recommended
Manufactured Home Park	M-3	Not Recommended
Single-family Residential 1	R-1-1	Conditional
Single-family Residential 2	R-1-2	Not Recommended
Single-family Attached	R-1-A	Conditional
Residential Condominium	R-1-C	Not Recommended
Residential Townhouse	R-1-T	Conditional
Residential Two-family	R-2	Conditional
Multi-family Residential 1	R-3-1	Not Recommended
Multi-family Residential 2	R-3-2	Not Recommended
Apartments Residential	R-3-3	Not Recommended
Retail/Service	R/S	Conditional Not Recommended
Recreational Vehicle Park	RV	Not Recommended
Transportation/Utilities	T/U	Conditional
Urban Estate District	UE	Recommended
Warehouse	W	Conditional Not Recommended

land use plan

When development falls within the Corridor Condition, those uses approved for this District are conditional upon satisfactory implementation of design standards as conveyed in the Urban Design Plan.

SUPER REGIONAL NODE

CHARACTER

The Super Regional Node should contain large-scale institutional, commercial, and retail land uses, with the Seton Medical Center as the key distinguishing feature. The Super Regional Node is in the early stages of development, and care should be taken to ensure that as development processes, it is in keeping with the character and intent outlined below for this Node. Seton Hospital serves as a regional attractor and, in large part, defines the Super Regional Node. Associated health providers and goods and service providers should be attracted to this area and encouraged to create a diverse commercial and employment center. The aggregation of commercial square footage in this Node creates a significant commercial destination that will be visible to regional travelers along the I-35 corridor. The focus of this Node should be on unique retail offerings, rather than over-reliance on ubiquitous convenience retail. Additionally, entertainment uses, such as movie theaters or bowling alleys, may be appropriate in this Node. This Node should serve as a destination for Kyle, attracting people due to the hospital and/or commercial offerings, and encouraging them to extend their stay due to unique and diverse uses and connections to other areas of Kyle.



Figure 20: Super Regional Node Key Map.

INTENT

The purpose of the Super Regional Node is to capture employment opportunities and create a commercial destination within Kyle. This Node should take advantage of the medical center and of I-35 traffic to increase Kyle's competitiveness in the surrounding region. Existing employment centers should be leveraged to attract complementary commercial uses and opportunities for increased value capture. Due to the concentration and diversity of uses in this Node, appropriate land use transitions to adjacent Communities is critical. The anchor of the Super Regional Node should be employment, and the Super Regional Node should have the highest level of development intensity of all the Nodes.

JURISDICTION

The Super Regional Node is located on both the east and west sides of I-35 around the intersection of FM 1626 with I-35. Figure 20 indicates the location of the Super Regional Node.



Illustrative Photograph



Illustrative Photograph

AUTHORITY

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the Super Regional Nodes.
- Not Recommended: Development plan is not appropriate for the Super Regional Nodes.

	Residential (dwelling units/acre)	Non-Residential (Floor to Area Ratio)
Preferred	> 25	> 2.0
Conditional	12 - 25	0.6 - 2.0
Not Recommended	< 12	< 0.6

APPLICATION

The following chart displays existing zoning categories and their applicability to the Super Regional Nodes.

Zoning Category	Abbreviation	Use Qualification
Agricultural District	A	Not Recommended
Central Business District 1	CBD-1	Recommended
Central Business District 2	CBD-2	Recommended
Construction/Manufacturing	C/M	Not Recommended
Entertainment	E	Conditional
Hospital Services	HS	Recommended
Manufactured Home	M-1	Not Recommended
Manufactured Home Subdivision	M-2	Not Recommended
Manufactured Home Park	M-3	Not Recommended
Single-family Residential 1	R-1-1	Not Recommended
Single-family Residential 2	R-1-2	Not Recommended
Single-family Attached	R-1-A	Not Recommended
Residential Condominium	R-1-C	Recommended
Residential Townhouse	R-1-T	Not Recommended
Residential Two-family	R-2	Not Recommended
Multi-family Residential 1	R-3-1	Not Recommended
Multi-family Residential 2	R-3-2	Recommended
Apartments Residential	R-3-3	Recommended
Retail/Service	R/S	Not Recommended
Recreational Vehicle Park	RV	Not Recommended
Transportation/Utilities	T/U	Not Recommended
Urban Estate District	UE	Not Recommended
Warehouse	W	Not Recommended

Not Recommended
Not Recommended

Proposed Amendments

-Neighborhood Commercial (NC)-
Conditional
- Community Commercial (CC)-
Conditional
-Central Business District 1 (CBD1)-
Not Recommended
-Central Business District 2 (CBD2)-
Not Recommended

land use plan

When development falls within the Corridor Condition, those uses approved for this District are conditional upon satisfactory implementation of design standards as conveyed in the Urban Design Plan.

REGIONAL NODE

CHARACTER

Regional Nodes should have regional scale retail and commercial activity complemented by regional scale residential uses. These Nodes should represent the character and identity of Kyle, and signal these traits to the surrounding community. Regional Nodes have a radius of approximately 1/3 of a mile so that they are walkable, but are able to contain a greater range of uses at a larger scale than those found in Local Nodes. Appropriate uses may include grocery stores, retail shopping centers, multi-family housing, and municipal services, such as libraries and recreation centers. The Regional Nodes located along I-35 at the northern and southern boundaries of Kyle should be designed as entryways into Kyle with elements that are symbolic of Kyle and serve to attract I-35 travelers into Kyle. Transitions between Regional Nodes and surrounding districts must be carefully constructed to avoid abrupt shifts in land uses. Trails and sidewalks should be present throughout all Regional Nodes and should connect to surrounding neighborhoods.

INTENT

The primary goal of the Regional Nodes is to capture commercial opportunities necessary to close Kyle's tax gap. To achieve this goal, these Nodes should draw upon anticipated

regional growth and aggregate density to enhance value and activity levels in a concentrated and visible location. Regional Nodes should provide a mixture of uses that complements regional commercial activity, as well as encourage high intensity residential development. These Nodes should respond to other regional areas of growth, specifically along I-35 and FM 1626, and to growth toward Hwy 21, SH 45 and SH 130. The anchor of each Regional Node should be regional commercial uses, and Regional Nodes should have a high level of development intensity.

JURISDICTION

Regional Nodes are positioned at intersections of regional roadways and at intersections of local and regional roadways. Largely, these Nodes form an outer ring around the City of Kyle that will concentrate regional activity along the regional roadways. Figure 19 indicates the location of the Regional Nodes.

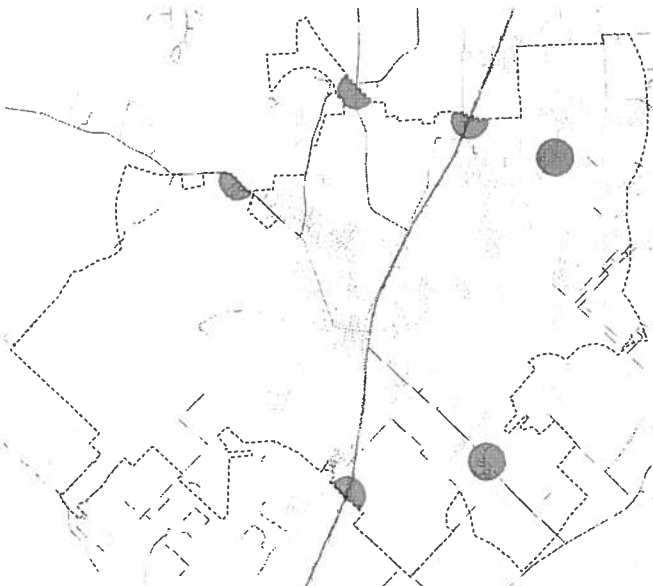
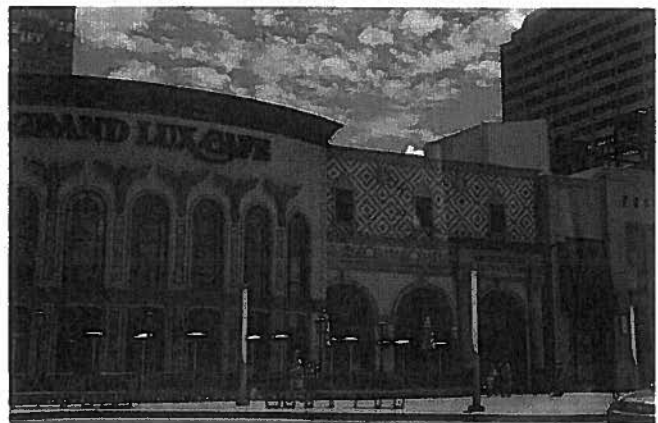


Figure 19: Regional Node Key Map.



Illustrative Photograph



Illustrative Photograph

AUTHORITY

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the Regional Nodes.
- Not Recommended: Development plan is not appropriate for the Regional Nodes.

	Residential (dwelling units/acre)	Non-Residential (Floor to Area Ratio)
Preferred	> 25	0.4 - 1.5
Conditional	12 - 25	0.2 - 0.39
Not Recommended	< 12	< 0.2

APPLICATION

The following chart displays existing zoning categories and their applicability to the Regional Nodes.

Zoning Category	Abbreviation	Use Qualification
Agricultural District	A	Not Recommended
Central Business District 1	CBD-1	Conditional
Central Business District 2	CBD-2	Conditional
Construction/Manufacturing	C/M	Not Recommended
Entertainment	E	Conditional
Hospital Services	HS	Conditional
Manufactured Home	M-1	Not Recommended
Manufactured Home Subdivision	M-2	Not Recommended
Manufactured Home Park	M-3	Not Recommended
Single-family Residential 1	R-1-1	Not Recommended
Single-family Residential 2	R-1-2	Not Recommended
Single-family Attached	R-1-A	Not Recommended
Residential Condominium	R-1-C	Recommended
Residential Townhouse	R-1-T	Not Recommended
Residential Two-family	R-2	Not Recommended
Multi-family Residential 1	R-3-1	Conditional
Multi-family Residential 2	R-3-2	Recommended
Apartments Residential	R-3-3	Recommended
Retail/Service	R/S	Conditional
Recreational Vehicle Park	RV	Not Recommended
Transportation/Utilities	T/U	Not Recommended
Urban Estate District	UE	Not Recommended
Warehouse	W	Not Recommended

Proposed Amendment
-Neighborhood Commercial (NC)- Recommended
- Community Commercial (CC)- Recommended

land use plan

When development falls within the Corridor Condition, those uses approved for this District are conditional upon satisfactory implementation of design standards as conveyed in the Urban Design Plan.

LOCAL NODE

CHARACTER

Some Local Nodes occur at existing intersections, where a greater intensity of use should be fostered to take advantage of the benefits conferred by that intersection. Other Local Nodes are located at points where new corridors will create significant local intersections in the future. Local Nodes should be comprised of neighborhood-scale retail uses, small public gathering spaces, such as plazas, playgrounds, and trails, and some higher intensity residential opportunities where appropriate. Local Nodes should be designed to serve the local population living within or adjacent to the individual Node. For this reason, Local Nodes should provide goods and services that enhance convenience and, therefore, quality of life for local residents. A central gathering location should be created within each Local Node to foster a sense of community for the surrounding residents.

INTENT

The anchor of each Local Node should be service retail, and, of all the Nodes, the Local Nodes should have the lowest level of non-residential development intensity. General goods and services required on a daily basis by residents should be located in Local Nodes, including small food markets, restaurants, banks, and small shops. These Nodes

should be connected to the surrounding communities with sidewalks and trails to encourage walking, minimize traffic congestion, and increase safety.

JURISDICTION

Local Nodes are primarily located within and adjacent to residential Communities and at key intersections of roadways that make up the local system. These Nodes range in size from a 1/6 mile radius to a 1/4 mile radius, making them quite easy to traverse for pedestrians and bicyclists. Figure 18 indicates the location of the Local Nodes.

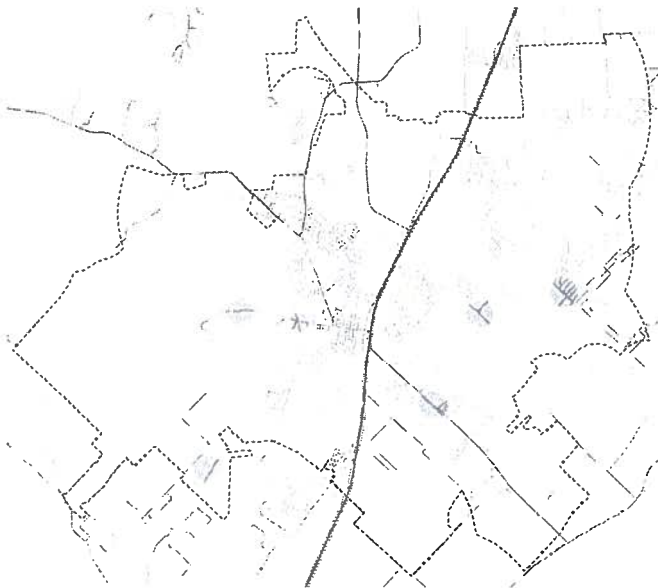


Figure 18: Local Node Key Map.



Illustrative Photograph



Illustrative Photograph

AUTHORITY

The following chart defines the appropriateness of various density ranges (residential and non-residential) by tying density to the development approval process. The three levels of development approval are:

- Preferred: No conditions required for approval.
- Conditional: Review by City staff required. Design improvements shall be made to ensure compliance with intent and character objectives of the Local Nodes.
- Not Recommended: Development plan is not appropriate for the Local Nodes.

	Residential (dwelling units/acre)	Non-Residential (Floor to Area Ratio)
Preferred	8 - 15	0.15 - 0.3
Conditional	4 - 7.9	0.3 - 0.4
Not Recommended	< 4; > 15	> 0.4

APPLICATION

The following chart displays existing zoning categories and their applicability to the Local Nodes.

Zoning Category	Abbreviation	Use Qualification
Agricultural District	A	Not Recommended
Central Business District 1	CBD-1	Not Recommended
Central Business District 2	CBD-2	Not Recommended
Construction/Manufacturing	C/M	Not Recommended
Entertainment	E	Not Recommended
Hospital Services	HS	Not Recommended
Manufactured Home	M-1	Not Recommended
Manufactured Home Subdivision	M-2	Not Recommended
Manufactured Home Park	M-3	Not Recommended
Single-family Residential 1	R-1-1	Not Recommended
Single-family Residential 2	R-1-2	Not Recommended
Single-family Attached	R-1-A	Not Recommended
Residential Condominium	R-1-C	Recommended
Residential Townhouse	R-1-T	Conditional
Residential Two-family	R-2	Not Recommended
Multi-family Residential 1	R-3-1	Conditional
Multi-family Residential 2	R-3-2	Recommended
Apartments Residential	R-3-3	Recommended
Retail/Service	R/S	Recommended Not Recommended
Recreational Vehicle Park	RV	Not Recommended
Transportation/Utilities	T/U	Not Recommended
Urban Estate District	UE	Not Recommended
Warehouse	W	Not Recommended

Proposed Amendment

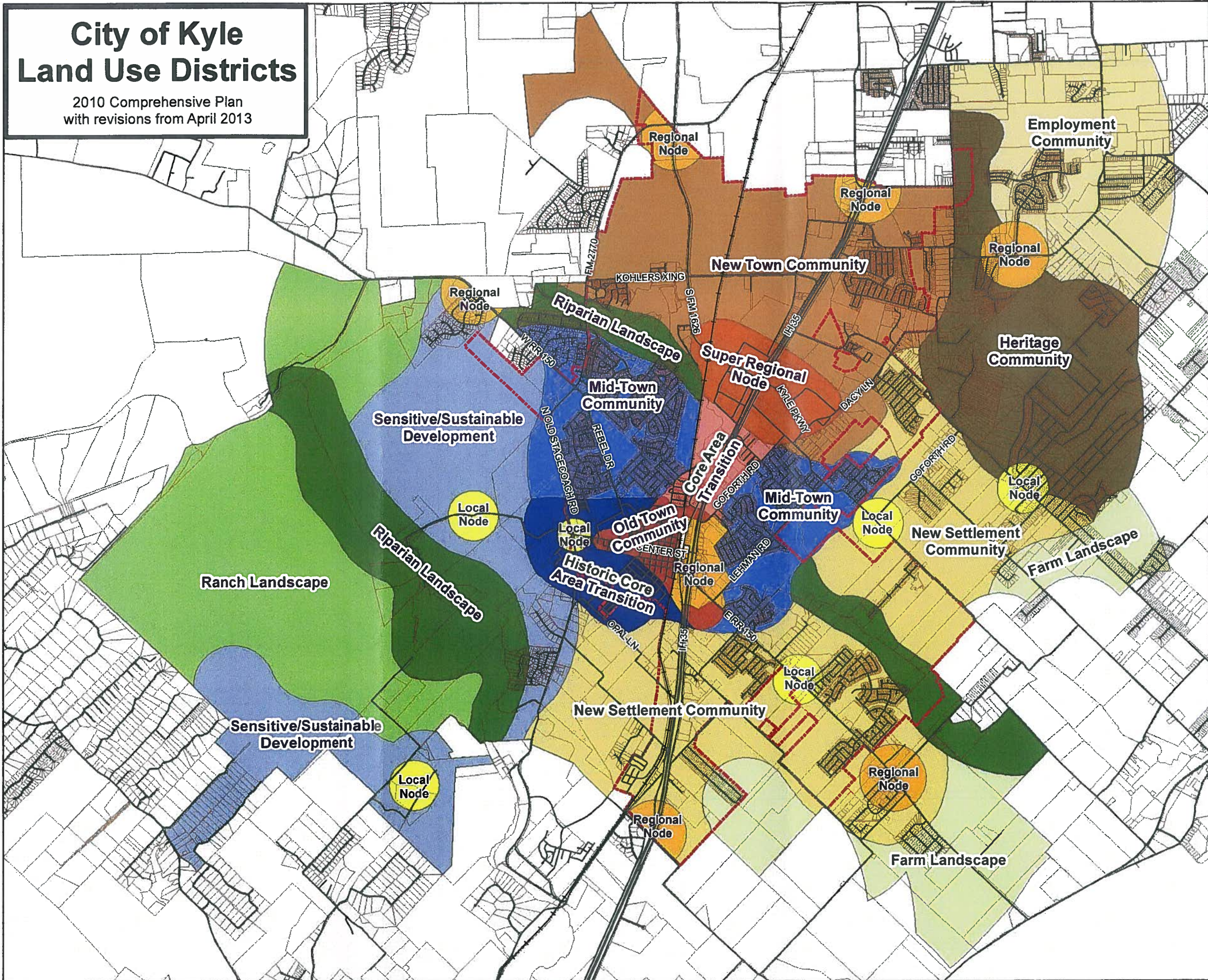
-Neighborhood Commercial (NC)-
Recommended
-Community Commercial (CC)-
Recommended
-Retail Services (RS)- Not
Recommended

land use plan

When development falls within the Corridor Condition, those uses approved for this District are conditional upon satisfactory implementation of design standards as conveyed in the Urban Design Plan.

City of Kyle Land Use Districts

2010 Comprehensive Plan
with revisions from April 2013



- ### Legend
- #### Land Use Districts
- Core Area Transition Community
 - Employment Community
 - Farm Landscape
 - Heritage Community
 - Historic Core Area Transition
 - Mid-Town Community
 - New Settlement Community
 - New Town Community
 - Old Town Community
 - Ranch Landscape
 - Riparian Landscape
 - Sensitive/Sustainable Development
 - Local Node
 - Regional Node
 - Super Regional Node
 - Parcel Lines
 - Kyle City Limits

